



Saint Paul Planning Commission
City Hall Conference Center Room 40
15 Kellogg Boulevard West

Agenda

Christopher B. Coleman,
Mayor

January 11, 2013
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair
Barbara A. Wencil
First Vice Chair
Elizabeth Reveal
Second Vice Chair
Paula Merrigan
Secretary
Daniel Ward II

Pat Connolly
Daniel Edgerton
Gene Gelgelu
William Lindeke
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Perrus
Marilyn Porter
Tony Schertler
Emily Shively
Robert Spaulding
Terri Thao
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

I. Approval of minutes of December 28, 2012.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

NO BUSINESS

V. Neighborhood Planning Committee

West Side Community Plan – Approve resolution recommending adoption of the plan to the Mayor and City Council. *(Scott Tempel, 651/266-6621)*

VI. Transitway Planning Projects Update – Informational presentation by Allen Lovejoy. *(Allen Lovejoy, 651/266-6226)*

VII. Comprehensive Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF JANUARY 7-11, 2013

Mon (7)

Tues (8)

3:30-5:00 p.m. Comprehensive Planning Committee
(Merritt Clapp-Smith, 651/266-6547)

13th Floor - CHA
25 West Fourth "Street"

Industrial Zoning

Proposed amendments to Saint Paul's Zoning Ordinance – Review summary of 6/1/12 public hearing, discuss options in response to testimony, and forward recommendation to full Planning Commission. *(Allan Torstenson, 651/266-6579)*

Weds (9)

Thurs (10)

5:00 p.m. Heritage Preservation Commission

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Staff Announcements

2013 HPC Meeting Schedule

Old Business

Amend resolution that was originally adopted by the HPC for the Great River Passage Plan on September 20, 2012. *(Spong, 651/266-6714)*

Presentation

Preserving the Real Street Bed: Rondo, by Frank White.

Annual Meeting

Draft Annual Report and permit statistics

2013 HPC Work Plan

Election of officers for 2013 (Nominating Committee: Manning & Wagner)

Fri (11)

8:30-11:00 a.m. Planning Commission Meeting
(Donna Drummond, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NO BUSINESS

**Neighborhood Planning
Committee.....** West Side Community Plan – Approve resolution recommending adoption of the plan to the Mayor and City Council. (*Scott Tempel, 651/266-6621*)

Informational Presentation..... Transitway Planning Projects Update – Informational presentation by Allen Lovejoy. (*Allen Lovejoy, 651/266-6226*)

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes December 28, 2012

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 28, 2012 at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Merrigan, Noecker, Perrus, Porter, Reveal, Shively, Thao, Wencl; and Messrs. Connolly, Edgerton, Gelgelu, Lindeke, Oliver, Schertler, Spaulding, Ward, and Wickiser.

Commissioners Absent: Ms. *Wang and Messrs. *Nelson and *Ochs.
*Excused

Also Present: Donna Drummond, Planning Director; Tom Beach, Department of Safety and Inspections; Lucy Thompson, Merritt Clapp-Smith, Michelle Beaulieu, Bill Dermody, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes November 30th and December 14, 2012.

MOTION: *Commissioner Reveal moved approval of the minutes of November 30, 2012. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Reveal moved approval of the minutes of December 14, 2012. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencl had no announcements.

III. Planning Director's Announcements

Donna Drummond had no announcements, other then to wish everyone a happy new year.

IV. Zoning Committee

STAFF SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

No current applications.

NEW BUSINESS

#12-216-269 Wilebski's Blues Saloon – Establishment of legal nonconforming use as a commercial parking lot. 92 California Avenue West, SE corner at Camelot Street.
(Bill Dermody, 651/266-6617)

Commissioner Noecker asked why it was decided that the parcel is too small to be redeveloped as something else.

Commissioner Perrus said that this is the first time that this part of the code has been used to establish a nonconforming use as a parking lot. Consideration of this parcel as it related to this code requirement included discussion about the size of the parcel, the surrounding land uses, and the relationship of those uses to the parcel. The neighborhood group came and spoke in support of the application for nonconforming use as a parking lot; they stated that they did not think this site that was suitable for redevelopment or other opportunities. It has been used as a parking lot since the owner had purchased the property and even longer than that. The Zoning Committee talked about whether the code was clear on what too small for development meant and taking into account that it should be more than just a buildable lot, but whether development is appropriate in that location. The discussion concluded that a parking lot is the most beneficial use of this property.

Commissioner Spaulding noted that one of the challenging things about this case is that it is a parking lot and there are 120 units of housing behind it and no sidewalk to those 120 apartment units. He was concerned about approving a parking lot that does not include a requirement for a sidewalk. He also noted it was important for the site plan to go through a formal site plan review process to ensure it met code requirements.

MOTION: Commissioner Perrus moved the Zoning Committee's recommendation to approve the establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

#12-216-053 Mademoiselle Miel LLC – Rezoning from RM2 Medium Density Multiple Family Residential to T2 Traditional Neighborhood. 340-342 Kellogg Boulevard West, between Summit and Mulberry. (Michelle Beaulieu, 651/266-6620)

MOTION: Commissioner Perrus moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

#12-215-800 Sandy's Professional Dog and Cat Grooming – Change of nonconforming use permit to change condition regarding location of off-street parking for existing dog and cat grooming business. 360 Clifton Street, SE corner at Jefferson.
(Michelle Beaulieu, 651/266-6620)

Commissioner Connolly questioned why Sandy (the owner) needs to do this if she does not need the parking?

Commissioner Perrus replied that the business was given a nonconforming use permit to allow operation of the business and there was a condition about off street parking. The parking couldn't be provided on-site, so the owner found an adjacent business with extra parking spaces that allowed her to enter into a long term lease agreement for those spaces.

MOTION: *Commissioner Perrus moved the Zoning Committee's recommendation to approve the change of nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.*

#12-210-553 Ford Plant Demolition (phase 1, 2, and 3) – Site plan review for the demolition of the Ford Motor Twin Cities Assembly Plant. 966 Mississippi River Boulevard. (Tom Beach, 651/266-9086)

MOTION: *Commissioner Perrus moved the Zoning Committee's recommendation to approve the site plan review for the demolition of the Ford Motor Twin Cities Assembly Plant subject to additional conditions. The motion carried unanimously on a voice vote.*

Commissioner Perrus announced the next Zoning Committee meeting on Thursday, January 3, 2013 has been cancelled.

V. Comprehensive Planning Committee

Commissioner Merrigan had no report.

VI. Neighborhood Planning Committee

Commissioner Oliver had no report.

VII. Transportation Committee

Sixth Street Sidewalk Widening – Approve resolution supporting the proposed project and recommending approval to the Mayor and City Council. (Michelle Beaulieu, 651/266-6620)

Commissioner Spaulding said that the Sixth Street Sidewalk Widening project has been discussed over the course of several years within the downtown and Lowertown community. It came to the Transportation Committee from the Department of Public Works. Commissioner Spaulding explained that the committee considered the concept of the sidewalk widening project, and considered whether it was consistent with the goals of the City's Comprehensive Plan.

Commissioner Spaulding said that there have been lengthy discussions in the downtown community about this project, and the Capitol River Council did support the project in 2010. He noted that there was a substitute resolution that had been handed out this morning to commissioners, which includes more detail on the process and why the committee is recommending approval. He discussed the fact that Fifth and Sixth Streets downtown are important transportation corridors, and the goal is to find an appropriate treatment to make them more complete streets. Treatment of any particular street needs to be context sensitive with the goal of providing the broadest range of transportation alternatives within the available space. The project that came before the committee was weighed against those goals and priorities and the Transportation Committee voted to support the concept plan for this sidewalk widening project.

Chair Wencil stated that the resolution is being moved by the Transportation Committee, and that the Planning Commission has several actions that it could take. One is to approve the resolution, to vote it down by not approving it or to take no position and let it move forward to City Council

without the Planning Commission's recommendation either way.

Commissioner Perrus noted there will be a public hearing at the City Council, so there will be an opportunity for comments from the community at that time. She said it seemed that a permanent widening of the sidewalk would be beneficial for a few months out of the year. Was there discussion about temporary and pop-up installations for outdoor cafés and consideration of the loss of on street parking at least while the Saints Stadium is being built?

Commissioner Spaulding said the discussion was focused mainly on the proposal in front of the committee. The committee was asked for its advice on this particular proposal and he didn't think the committee's role was to consider these types of alternatives that weren't in front of them.

Commissioner Oliver said other than the space for sidewalk cafés, was there any other transportation utility noted for the 18 foot sidewalk?

Commissioner Spaulding explained that improved pedestrian mobility was another purpose of the wider sidewalk. This being a historic downtown, the sidewalks are substantially narrower than if they were to be designed today. Mears Park is one of the most pedestrian-oriented destinations in downtown and providing ample and comfortable pedestrian facilities is a major benefit of this project.

Chair Wencl added that the Historic Preservation Commission (HPC) will review the project before it is considered by the City Council. She also noted the presence in the audience of two staff from the Department of Public Works, Jesse Farrell and John Maczko. She said they are available to answer questions from the commissioners

Commissioner Porter asked who initiated the original request. Was it from Public Works or from the business or property owners?

Commissioner Spaulding said the project has been put forward by the Department of Public Works, with the support of the property owners who would be assessed to pay for it

Commissioner Edgerton asked if it would be inappropriate for the Commission to consider an alternative like the pop-up sidewalk.

Chair Wencl answered yes, because that proposal is not in front of the Commission. The Transportation Committee has recommended approval of this resolution and that is what is under consideration.

Commissioner Porter asked for clarification on what a pop-up or temporary sidewalk was.

Donna Drummond, Planning Director, asked if staff from the Department of Public Works could explain some of the discussion that's happened regarding that option.

Jesse Farrell, Civil Engineer with Public Works, said that there are temporary and permanent options that have been considered. The property owners prefer the permanent, which is an 18 foot concrete sidewalk. Other parties have encouraged the exploration of a temporary seasonal installation, where a parking lane is temporary removed and a small area that is typically used for

parking is temporary used for dining opportunities. This option was explored as there was a trial installation of that and the property owners decided they are not interested in that.

Commissioner Schertler said that this does not rise to the level of requiring that the Planning Commission have an opinion on it. He asked why a project like this was brought to the Planning Commission and also what the timing or schedule was for this project.

Ms. Drummond said that the Department of Public Works wanted to bring this issue to the Transportation Committee, because this is a topic that has generated a lot of public discussion about what is the appropriate thing to do. So it was appropriate to bring it this to the Transportation Committee. The Transportation Committee was established a few years ago to talk about issues like this that affect our public rights-of-way and the transportation system, and sidewalks are an important part of the transportation network downtown. So the committee felt that this was an appropriate topic for them to be discussing and decided to take position in support.

Commissioner Schertler said the City should make the right-of-way pedestrian friendly without overly compromising its transportation function but noted the commissioners are not transportation engineers.

Chair Wencil asked if Commissioner Schertler was considering whether or not the commission should take a position.

Commissioner Wickiser said he was in favor of not taking a position. He noted there were a lot of people in the audience and he does not know what their positions are on this. He knows they will get a chance to speak at the City Council hearing and he does not want the commission to lend credibility to one side or the other by taking a position they are not ready to take.

Chair Wencil asked the staff from Public Works give an update on the schedule and process.

John Maczko, City Engineer with the Department of Public Works, said that this project came to them from the business owners as a way to expand vibrancy in Lowertown. In 2010 they explored the pop-up sidewalk option for a short period of time to see how that worked and what people thought of it. There are pros and cons to the pop-up sidewalk and in the end it was decided by the property owners that they did not want to pursue that option. Public Works brought this proposal forward and the business owners would like to get this constructed as possible in Spring 2013.

Chair Wencil asked if there was a benefit to having the sidewalk widened other than outside dining in the warm weather.

Mr. Maczko said wider sidewalks are beneficial in cities that are promoting multi-modal transportation options by making areas more walkable. The sidewalks in downtown are narrow and that is part of the reason the Transportation Committee and others feel there is a need here. Saint Paul developed like many older east coast cities with narrow rights-of-way and in many cases Saint Paul only has 60 feet of right-of-way. So choices have to be made about how best to use that limited right-of-way. Getting input from the Transportation Committee and Planning Commission about those choices is important.

Commissioner Perrus was surprised at the level of concern about this project and the information that the Planning Commission received. There was very little to go on to help her understand the balance and what the Comprehensive Plan says about that. In general you can find reasons in the Comprehensive Plan to support any position you want to take. In the future it would be helpful to have more detail in a report on the alternatives considered and where the project came from. Her concern is that with the new stadium going in this area the City is losing parking as a result of this sidewalk extension. That is an extremely busy area of town and what is the long term thought about how this fits into the overall parking needs in Lowertown. That is what she wants to see in a report to get a better understanding of what recommendation the Commission should make.

Commissioner Oliver said he is not making an endorsement or rejection of this. He would like to take a neutral position. There are two projects here - the basic streetscape improvements and then the sidewalk widening. He doesn't think the Commission has enough information to make a recommendation.

Commissioner Spaulding said one of the things to recognize about this project is that it has been substantially discussed in the community and there are obviously some differences in opinion. Public Works and the property owners have looked at the alternatives and would like to proceed with this option. The Transportation Committee has looked at it from a transportation perspective and has recommended it. The Planning Commission needs to be open to the idea of forwarding a recommendation and saying that this is something that is worth pursuing as a project. He is concerned about sending the wrong message if the Commission does not take a position when a decision must be made by the City.

Commissioner Ward moved to call the question. The motion to call the question passed 9-7 on a voice vote. The Commission proceeded to the vote on the main motion.

MOTION: *Commissioner Spaulding moved on behalf of the Transportation Committee to recommend approval of the resolution supporting the proposed project and forward to the Mayor and City Council recommending approval.*

ROLL CALL VOTE: *The motion to approve the resolution supporting the proposed project and forward to the Mayor and City Council failed on a roll call vote 8-9 (Connolly, Gelgelu, Oliver, Porter, Reveal, Schertler, Ward, Wencl, Wickiser).*

Commissioner Schertler move to forward on with no recommendation. Commissioner Ward seconded the motion.

Commissioner Perrus stated that she would be comfortable with supporting not making a recommendation, although her concern is that they have been asked to take some kind of position. She is concerned about the level of detail in this report. It is such a controversial issue but she does think that they have to take positions even if they are uncomfortable and even if they feel they don't have all of the details.

Commissioner Ward said there was insufficient information for the Planning Commission to take a position. It's been vetted at the district council and a lot of commissioners don't feel that this is the appropriate venue for this particular discussion to take place even though it was appropriately sent to the Transportation Committee. In a situation where you don't have enough knowledge sometimes it's best not to take a position and let the City Council decide where they will have the

benefit of public testimony. He supports taking no position.

Commissioner Spaulding said for those who are skeptical about taking a position he asked if there was some additional information that could come from Public Works or others to give Commissioners the context needed to make that decision. He asked those who remain unsure about whether to take a position to identify the pieces of information that would help them be able to take a position.

Commissioner Oliver said it's not so much the lack of information but he sees the widening issue as neutral in the Comprehensive Plan. The widening of a sidewalk doesn't strike him as the type of thing that calls for the Planning Commission's imprimatur one way or the other.

Commissioner Noecker said at this point she would support the motion to go forward without having any recommendation, but in taking this stance she is concerned they are making too little of their role as a Planning Commission.

Commissioner Perrus said that the Planning Commission has dealt with these types of projects before and if they are going to take this kind of approach because there is controversy over this item from Transportation Committee then she encouraged the Planning Commission to do this consistently. There should be some consistency in procedure and process for these types of items that come through the Transportation Committee.

Commissioner Wickiser said the decision has implications for the tax base and on-street parking and the Planning Commission does not have any information on what the district council considered in taking their recommendation. Also by not taking a position and kicking the can down the road they are effectively following in a rich tradition of the US Congress.

Commissioner Schertler clarified that by having no opinion he does not mean he has no judgment about the Comprehensive Plan. Nothing about this project rises to the level of Planning Commission review. The Commission could be here for a very long time if they have to review every sidewalk width and curb cut for every Public Works project in the city.

Commissioner Reveal asked if this is on City Council's agenda and if whether it is coming up soon.

Ms. Drummond said the item is listed on the agenda for next week at City Council; however Public Works staff has indicated that it will be laid over. The project is required to go to the Heritage Preservation Commission for review because it is in a historic district and that will occur first.

Commissioner Reveal asked if the Heritage Preservation Commission will have a public hearing.

Ms. Drummond replied yes that would be required.

Commissioner Porter supported taking no position because she feels that she does not have enough information. The Planning Commission should take things on case by case basis and it shouldn't be assumed that a person is voting not to take a position because they don't want conflict.

MOTION: *Commissioner Schertler moved to forward to the Mayor and City Council with no recommendation. The motion carried 11-5 (Connolly, Edgerton, Merrigan, Shively, Spaulding) on a voice vote.*

Commissioner Spaulding said that the Transportation Committee also discussed a plan to reconstruct Snelling Avenue between Selby and Midway Parkway and noted these plans to rebuild Snelling Avenue are long term.

Commissioner Perrus said that she was not trying to say that anyone's motives were to kick the can down the road and she wanted to be clear that was not her point. She understands people not having an opinion and it was not her intention to make any one feel like she was saying they couldn't make a decision or that they weren't being thoughtful about it.

VIII. Communications Committee

Commissioner Thao had no report.

IX. Task Force Reports

None.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:44 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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SITE PLAN REVIEW COMMITTEE

Tuesday, January 8, 2013

2nd Floor Conference Room

375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Buffalo Wild Wings Renovate existing commercial space for restaurant. Add new outdoor trash area and reconfigure existing parking lot. 80 Snelling Avenue North
9:30	Dairy Queen Enlarge existing fast food restaurant and add drive-thru window 1537 White Bear Avenue
10:00	Roosevelt Elementary Enlarge and reconfigure existing parking lot. Relocate delivery dock. 160 Isabel Street East
10:30	O'Reilly Auto Parts New retail building and parking lot 1318 Larpenteur Avenue West
11:15	Metropolitan State University New Science Education Center. 60,000 square-foot, 3-story building connected to the main campus by a new skyway over 6 th Street. 654 6 th Street East

Applicants should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have any questions, please call Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

**The Zoning Committee
meeting for Thursday,
January 3, 2013
was
CANCELLED**

**The next Zoning
Committee meeting
will be on Thursday,
January 17, 2013.**

Thank you





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6626
Facsimile: 651-228-3341*

To: Planning Commission
From: Neighborhood Planning Committee
Date: January 4, 2013
Re: West Side Community Plan

BACKGROUND

Beginning in 2011 and continuing through the spring of 2012, the West Side Community Organization (WSCO) held a series of community conversations with residents and businesses to learn about their ideas and vision for the future of the West Side. Over 150 people participated in the visioning sessions, providing more than five hundred comments and recommendations for "Key Strategies." Developed by WSCO staff, Community Design Group, and over 300 residents, The West Side Community Plan was approved by the WSCO Board of Directors on August 13, 2012, and has been submitted to the Planning Commission and City Council for consideration and adoption as an addendum to the Saint Paul Comprehensive Plan.

WSCO wanted to create a plan focused on improving the quality of life in the neighborhood, so it used the LISC (Local Initiatives Support Corporation) model for sustainable communities as the basis for the plan. Objectives and strategies in the plan address all six city-wide subjects in the St. Paul Comprehensive Plan, as well as Community Economic Development, Community Vitality, and Community Health.

The current district plan for District 3 is the West Side Community Plan and the Riverview Commercial Corridor Revitalization Program (RCCRP), adopted by the City Council on August 8, 2001. This draft plan has been reviewed by affected City agencies (Public Works, Parks and Recreation and the Heritage Preservation Commission) for consistency with City policies and the Comprehensive Plan.

Heritage Preservation Staff reviewed the draft Plan and brought it before the Heritage Preservation Commission on November 15, 2012. The Heritage

Preservation Commission found the objectives in the West Side Community Plan to be a strong pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan. The HPC found the West Side Community Plan to be consistent with the City's policies, with six recommended changes.

During the public comment period both City and WSCO staff received comments from West Side neighborhood resident Carol M. Neumann. Ms. Neumann was concerned that additional attention should be paid to housing needs of seniors in the plan.

PUBLIC HEARING

On December 14, 2012 a public hearing was held before the Planning Commission regarding the West Side Community Plan. Testimony was heard from three members of the community.

Testimony in support

Positive testimony was heard from three members of the community. First, Elena Gaarder, Executive Director of the District 3 Planning Council - West Side Community Organization (WSCO), stated that the plan process started with a review of all relevant and historic plans for consistency. WSCO then held nine community workshops to garner public input for the draft plan. A focus on implementation of the plan is key to WSCO and is already underway with strong buy-in from stakeholders participating in the West Side Initiative.

Karen Reid, Executive Director of the Neighborhood Development Alliance (NeDA) spoke in support. She stated that her organization was in support of the plan and will be a participant in implementing housing and economic development actions. Both Ms. Gaarder and Ms. Reid were members of the task force convened for this small area plan.

Armando Camacho, President of Neighborhood House, also spoke in support of the plan. He stated he was impressed with the level of community outreach done by WSCO and with sense of ownership and commitment shown by the stakeholder groups involved.

A letter of support was submitted by Kelly Jameson of the St. Paul Port Authority. The letter commends WSCO on its planning process and community involvement. It also outlines the Port Authority's support for and inclusion in many of the plan's implementation strategies.

Also in support was a letter from Nina Axelson, Director of Public Relations of District Energy St. Paul. The letter states that District Energy has extended its distribution network into the West Side to provide building owners a choice in their energy supply. District Energy stated appreciation of the West Side's

commitment to energy efficiency, a sustainable community and thriving businesses and anticipation for partnering with WSCO on the implementation of the plan.

Testimony in opposition

No testimony in opposition, either verbal or written, was received.

NEIGHBORHOOD PLANNING COMMITTEE

The draft Summary was referred back to the Neighborhood Planning Committee and was discussed at its December 19th meeting. Based on that discussion and in response to a request to include a goal in the plan to rebuild the Green Stairs proposed by neighborhood resident Matthew Pahs after the public hearing, the NPC is recommending the following revisions to the Plan. Pages from the revised Plan are attached.

To accommodate the recommendations of the Heritage Preservation Commission, the Committee recommends the following changes to the plan:

1. Insert a map within the Historic Preservation chapter or as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable for the West Side.
3. Clarify strategy HP2.2 to read: Conduct new cultural resource surveys in accordance with the State Historic Preservation Office and Heritage Preservation Commission standards, including the development and collection of data and dissemination in electronic formats.
4. Insert a new strategy that states: Continue to support the preservation and maintenance of designated sites and encourage compatible uses so they continue to remain community assets.
5. Consider clarifying strategy HP4.3 to read: Assist developers with identifying historic preservation opportunities for economic development.
6. Add a sentence to HP2.1 that states that survey work should be carried out prior to implementing other strategies in the Plan. Also, completing survey work should become a higher priority in the Implementation Section on page 38.

To accommodate Ms. Neumann's concerns, the Committee recommends the following language be inserted in the plan:

1. Add Strategy H1.5 - Develop additional senior housing options so elders can stay in this community when they can no longer stay in their home.

2. Add Strategy H2.5 - Develop additional options for seniors so they continue to inhabit, maintain and improve their homes.

To accommodate Mr. Pahs' concerns, the Committee recommends the following language be inserted in the plan:

1. Add Strategy T1.7 – Pursue funding to reconstruct the Green Stairs copying the historic route and configuration.

RECOMMENDATION

The Neighborhood Planning Committee recommends that the Planning Commission forward the revised West Side Community Plan to the Mayor and City Council with a recommendation for adoption as an addendum to the City's Comprehensive Plan.

Please contact Scott Tempel, City Planner, at 651.266.6621 or scott.tempel@ci.stpaul.mn.us if you have any questions.

Attachments:

1. Planning Commission Resolution to adopt West Side Community Plan
2. West Side Community Plan – amended pages
3. Carol Neumann comments
4. Matthew Pahs comments
5. District Energy letter
6. Saint Paul Port Authority letter
7. Heritage Preservation Commission resolution

city of saint paul
planning commission resolution
file number _____
date _____

**RESOLUTION RECOMMENDING ADOPTION OF
THE *WEST SIDE COMMUNITY PLAN*
AS AN ADDENDUM TO *THE SAINT PAUL COMPREHENSIVE PLAN***

WHEREAS the West Side Community Plan effort began in 2011 with a series of community conversations involving residents and business owners providing over five hundred comments, resulting in the adoption in August 2012 of the West Side Community Plan by the West Side Community Organization; and

WHEREAS the plan details a community vision and action agenda for the area bounded by Annapolis Street to the south and the Mississippi River on all other sides, excluding one section outside city limits bound by Page, Bidwell, Annapolis, and Charlton Streets, and addresses issues related to land use, transportation, parks and recreation, housing, environment, natural, and water resources, historic preservation, community economic development, community vitality, and community health; and

WHEREAS the Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan; and

WHEREAS the *Land Use Plan*, adopted by the City Council on February 24, 2010, provides for the adoption of summaries of area plans as addenda to *The Saint Paul Comprehensive Plan* upon findings by the Planning Commission that the plans are consistent with adopted City policies; and

WHEREAS the Community Organization prepared a draft *West Side Community Plan*, and revisions to the draft were made in consultation with City departments, representatives of the West Side Community Organization, and members of the Planning Commission Neighborhood Planning Committee; and

WHEREAS the Planning Commission, on December 14, 2012, held a public hearing on the *West Side Community Plan*, notice of which was published in the Saint Paul Legal Ledger on November 8, 2012; and

WHEREAS after review and a hearing the Heritage Preservation Commission found, with the several recommendations, the West Side Community Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources; and

WHEREAS the Neighborhood Planning Committee considered staff and public input in its recommended revisions to the Transportation, Housing, and Historic Preservation sections as detailed in the memo to the Planning Commission from the Neighborhood Planning Committee dated Jan. 4, 2013;

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission finds that the *West Side Community Plan* is consistent with *The Saint Paul Comprehensive Plan* and other relevant City policies and recommends the adoption of the plan by the City Council as an addendum to the comprehensive plan, replacing the previous *West Side Community Plan* and the *Riverview Commercial Corridor Revitalization Program (RCCRP)*, adopted by the City Council on August 8, 2001.

moved by _____
seconded by _____
in favor _____
against _____



Transportation Cont.

T1.6 Improve Mississippi River access by securing funding and resources for repairing staircases from the bluffs to the river.

T1.7 Pursue funding to reconstruct the Green Stairs copying the historic route and configuration.

T2. Improve the public transportation infrastructure.

T2.1 Explore Bus Rapid Transit (BRT) on Robert Street as identified in the Met Council 2030 Transportation Policy Plan.

T2.2 Develop a northbound Bus Rapid Transit (BRT) station and a southbound BRT station at or near the intersection of Robert/Cesar Chavez.

T2.3 Explore options to increase the frequency of bus service on the West Side.

T2.4 Continue support for the West Side youth circulator bus.

T2.5 Explore the implementation of trolley lines by participating in the upcoming citywide streetcar study.

T3 Improve automobile infrastructure so that it takes into account all road users.

T3.1 Ensure that general traffic lanes on Wabasha and Cesar Chavez streets are no wider than 11 feet and the two-way left-turn lane is no wider than 12 feet.

T3.2 Enhance the pedestrian realm along Cesar Chavez between Wabasha and Robert streets by implementing parking limits, widening sidewalks and providing areas

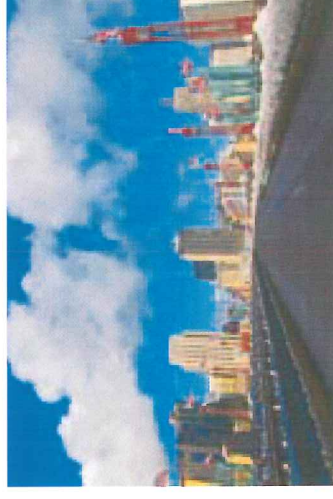
for introducing street trees.

T3.3 Encourage owners of parking lots to develop and implement a shared parking policy for District del Sol

T3.4 Implement traffic calming improvements along Smith Avenue.

T4 Create connections to regional transportation systems.

T4.1 Conduct a community engagement and planning process to outline specific community driven strategies for connections to regional transit system.



Wabasha Street Bridge by Marina Castillo-Knut



Housing

One of the fundamental building blocks of any community is its housing. On the West Side, this sentiment holds true, with housing options including single family homes, duplexes and both small and large multi-family buildings. From historic properties near the bluffs to modest dwellings along Bevidere Street, the housing stock on the West Side provides options for a wide range of incomes and family types. The plan focuses on providing housing choice, preserving the existing housing stock and creating additional housing opportunities.

Housing Objectives and Strategies

H1. *Provide a range of housing options on the West Side.*

H1.1 Develop rental housing options appropriate to a commercial corridor, incorporating a variety of options accessible to all income levels.

H1.2 Create mixed income housing opportunities per the Stryker George Precinct Plan

H1.3 Support mixed income rental and ownership opportunities per the West Side Master Flats Plan.

H1.4 Increase the number of units affordable to people at 30-80% of AMI.

H1.5 - Develop additional senior housing options so elders can stay in this community when they can no longer stay in their home.

H2. *Preserve and improve the existing housing stock.*

H2.1 Conduct an inventory and assessment of vacant residential housing.

H2.2 Encourage rehabilitation over demolition

H2.3 Expand grant and loan programs to address deferred maintenance issues.

H2.4 Develop incentives to improve exterior aesthetics, including native landscaping.

H2.5 - Develop additional options for seniors so they continue to inhabit, maintain and improve their homes.

H3. *Expand access to affordable homeownership*

H3.1 Partner with local housing organizations to provide homebuyer readiness education for current renters.

H3.2 Explore housing land trust, restrictive covenants and other affordability mechanisms to encourage and preserve affordability.

H3.3 Provide down payments grants to potential home buyers.

H3.4 Partner with local housing organizations to provide foreclosure prevention services.



Historic Preservation

The story of the neighborhood is told through its historic resources, both built and natural. For instance, the bell tower at Torre de San Miguel tells the story of the various immigrant groups who have called the West Side home, with the river telling the story of the indigenous people who inhabited the area before Saint Paul was even a city. To preserve the neighborhood's history, its historic resources must be preserved through careful planning, designation, education and the allocation of resources.

Historic Preservation Objectives and Strategies

HP1. Integrate Preservation Planning into the Broader Public Policy, Land Use Planning, and Decision-Making Processes.

HP1.1 Incorporate preservation considerations into development, land use and environmental reviews.

HP1.2 Prioritize the retention of historic resources over demolition when evaluating planning and development projects that require or request WSCO action, involvement, or funding.

HP1.3 Give equal consideration to projects with preservation factors when formulating Capital Improvement Budget requests.

HP1.4 Partner with the City (Heritage Preservation Commission) and with organizations like Historic Saint Paul and community development corporations to fund and promote preservation initiatives, including surveys to identify historic resources.

HP2. Identify, Evaluate, and Designate Historic Resources.

HP2.1 Implement a new survey to identify and evaluate all types of historic resources on the West Side,

including buildings, structures, objects, bridges, stairs, archaeological sites, districts, and landscapes. This survey should be carried out prior to implementing other strategies in the Plan.

HP2.2 Conduct new cultural resource surveys in accordance with the State Historic Preservation Office and Heritage Preservation Commission standards, including the development and collection of data and dissemination in electronic formats.

HP2.3 Utilize existing historic contexts and develop new ones to allow for the continual identification of a full spectrum of historic resources .

HP2.4 Identify and evaluate historic resources systematically and comprehensively.

HP2.5 Evaluate properties based on historic contexts, reconnaissance surveys, and applicable designation criteria to determine their potential significance as well as their potential eligibility for designation as a heritage preservation site by the City and for listing on the National Register of Historic Places.



Historic Preservation Cont.

HP2.6 Forward properties that appear to be potentially eligible for listing on the NHRP to the SHPO for an official determination of eligibility.

HP2.7 Forward significant historic resources to the City (HPC) for designation as heritage preservation sites or historic districts.

HP3. Preserve and Protect Historic Resources.

HP3.1 Use design review controls in conjunction with WSCO committees to protect designated historic resources, including archaeological sites, from destruction or alterations that would compromise their historic significance.

HP3.2 Protect undesignated historic resources that are eligible or potentially eligible for local or national designation.

HP3.3 Continue to support the preservation and maintenance of designated sites and encourage compatible uses so they continue to remain community assets.

HP4. Use Preservation to Further Economic Development and Sustainability.

HP4.1 Rehabilitate key historic resources to serve as a catalyst for development in adjacent areas.

HP4.2 Integrate historic properties into new development.

HP4.3 Assist developers with identifying historic preservation opportunities for economic development.

HP4.4 Invest in historic resources along transit corridors (Smith Avenue, Robert Street, George Street, Wabasha).

HP5. Preserve Areas with Unique Architectural, Urban and Spatial Characteristics.

HP5.1 Determine the character-defining features of each neighborhood that should be preserved; incorporate these features into area plans and master plans for new development.

HP5.2 Increase community awareness about the distinctive features and characteristics of the West Side's neighborhoods.

HP5.3 Explore the creation of neighborhood conservation districts.

HP6. Provide Opportunities for Education and Outreach.

HP6.1 Identify and mark significant historic resources.

HP6.2 Partner with the City and with other organizations to educate property owners and developers on methods and incentives for historic preservation.

Implementation Cont.

Transportation Cont.			
#	Strategy Summary	Responsible Parties	Time Frame or Community Priority for Implementation
T1.2	Fill gaps in the bicycle trail network on Wabasha Street (between Water and Cesar Chavez) and on Smith Avenue and Stryker Avenue, as recommended in The Saint Paul Comprehensive Plan.	PED, Public Works	Short term
T1.3	Create east-west routes along George and Annapolis to further integrate the bicycle into the overall transportation network and coordinate with work on the citywide bike plan.	PED, Public Works	Medium priority
T1.4	Support partnerships to establish a bicycle-sharing program on the West Side. -- Potential partner in Nice Ride Minnesota.	PED, Public Works, Nice Ride, WSCO	Short term
T1.5	Improve pedestrian infrastructure, including safety measures such as crosswalk bump-outs, colored/textured crosswalks, streetscape improvements, vegetative buffers and other traffic calming techniques to provide an environment that is conducive to pedestrian mobility.	PED, Public Works, WSCO	Medium priority
T1.6	Improve Mississippi River access by securing funding and resources for repairing staircases from the bluffs to the river.	Public Works, WSCO	High priority
T1.7	Pursue funding to reconstruct the Green Stairs copying the historic route and configuration.	Public Works, PED, WSCO	High priority
T2	Improve the public transportation infrastructure.	Metro Transit, MNDot, WSCO, PED	Ongoing
T2.1	Explore Bus Rapid Transit (BRT) on Robert Street as identified in the Met Council 2030 Transportation Policy Plan.	Ramsey County, Met Council, WSCO, NeDA	High priority
T2.2	Develop a northbound Bus Rapid Transit (BRT) station and a southbound BRT station at or near the intersection of Robert/Cesar Chavez.	Ramsey County, Met Council, WSCO, NeDA	Medium priority

West Side Community Plan

Implementation Cont.

Parks and Recreation Strategies Cont.			
#	Strategy Summary	Responsible Parties	Time Frame or Community Priority for Implementation
PR2.2	Assess the potential for increased livability concerns relating to increased use of Harriet Island as an event venue and develop strategies to promote community benefits.	WSCO, Parks & Recreation	High priority

Housing			
#	Strategy Summary	Responsible Parties	Time Frame or Community Priority for Implementation
H1	<i>Provide a range of housing options on the West Side.</i>	--	--
H1.1	Develop rental housing options appropriate to a commercial corridor, incorporating a variety of options accessible to all income levels.	NeDA	Medium priority
H1.2	Create mixed income housing opportunities per the Stryker George Precinct Plan	NeDA	Mid term
H1.3	Support mixed income rental and ownership opportunities per the West Side Master Flats Plan.	NeDA	Medium priority
H1.4	Increase the number of units affordable to people at 30-80% of AML.	NeDA	Medium priority
H1.5	Develop additional senior housing options so elders can stay in this community when they can no longer stay in their home.	NeDA	Long Term

Implementation Cont.

Housing Strategies Cont.			
#	Strategy Summary	Responsible Parties	Time Frame or Community Priority for Implementation
H2	<i>Preserve and improve the existing housing stock.</i>	--	--
H2.1	Conduct an inventory and assessment of vacant residential housing.	NeDA, WSCO	Short term
H2.2	Encourage rehabilitation over demolition	WSCO, PED, NeDA	Ongoing
H2.3	Expand grant and loan programs to address deferred maintenance issues.	NeDA, CNHS	Ongoing
H2.4	Develop incentives to improve exterior aesthetics, including native landscaping.	PED, LMWD	Medium priority
H2.5	Develop additional options for seniors so they continue to inhabit, maintain and improve their homes.	WSCO, PED, NeDA	Ongoing
H3	<i>Expand access to affordable homeownership</i>	--	--
H3.1	Partner with local housing organizations to provide homebuyer readiness education for current renters.	NeDA, CNHS, Neighborhood House	Ongoing
H3.2	Explore housing land trust, restrictive covenants and other affordability mechanisms to encourage and preserve affordability.	Rondo Community Land Trust, NeDA	Medium priority
H3.3	Provide down payments grants to potential home buyers.	PED	Medium priority
H3.4	Partner with local housing organizations to provide foreclosure prevention services.	NeDA, CNHS	On going

Implementation Cont.

Historic Preservation			
#	Strategy Summary	Responsible Parties	Time Frame or Community Priority for Implementation
HP1	<i>Integrate Preservation Planning into the Broader Public Policy, Land Use Planning, and Decision-Making Processes.</i>	--	Ongoing
HP1.1	Incorporate preservation considerations into development, land use and environmental reviews.	WSCO	Ongoing
HP1.2	Prioritize the retention of historic resources over demolition when evaluating planning and development projects that require or request WSCO action, involvement, or funding.	WSCO	Ongoing
HP1.3	Give equal consideration to projects with preservation factors when formulating Capital Improvement Budget requests.	WSCO	Ongoing
HP1.4	Partner with the City (Heritage Preservation Commission) and with organizations like Historic Saint Paul and community development corporations to fund and promote preservation initiatives, including surveys to identify historic resources.	WSCO, HSP, HPC	Medium priority
HP2	<i>Identify, Evaluate, and Designate Historic Resources.</i>	--	--
HP2.1	Implement a new survey to identify and evaluate all types of historic resources on the West Side, including buildings, structures, objects, bridges, stairs, archaeological sites, districts, and landscapes. This survey should be carried out prior to implementing other strategies in the Plan.	HPC	High Priority
HP2.2	Conduct new cultural resource surveys in accordance with the State Historic Preservation Office and Heritage Preservation Commission standards, including the development and collection of data and dissemination in electronic formats.	HPC	Long term

Implementation Cont.

Historic Preservation Cont.				
#	Strategy Summary	Responsible Parties	Time Frame or Community Priority for Implementation	
HP2.3	Utilize existing historic contexts and develop new ones to allow for the continual identification of a full spectrum of historic resources.	HPC, WSCO	Ongoing	
HP2.4	Identify and evaluate historic resources systematically and comprehensively.	HPC	Ongoing	
HP2.5	Evaluate properties based on historic contexts, reconnaissance surveys, and applicable designation criteria to determine their potential significance as well as their potential eligibility for designation as a heritage preservation site by the City and for listing on the National Register of Historic Places.	HPC	Ongoing	
HP2.6	Forward properties that appear to be potentially eligible for listing on the NHRP to the SHPO for an official determination of eligibility.	WSCO	Ongoing	
HP2.7	Forward significant historic resources to the City (HPC) for designation as heritage preservation sites or historic districts.	WSCO	Ongoing	
HP3	<i>Preserve and Protect Historic Resources.</i>	--	--	
HP3.1	Use design review controls in conjunction with WSCO committees to protect designated historic resources, including archaeological sites, from destruction or alterations that would compromise their historic significance.	WSCO, HPC	Ongoing	
HP3.2	Protect undesignated historic resources that are eligible or potentially eligible for local or national designation.	HPC	Ongoing	
HP3.3	Continue to support the preservation and maintenance of designated sites and encourage compatible uses so they continue to remain community assets.	HPC	Ongoing	

Implementation Cont.

Historic Preservation Cont.				
#	Strategy Summary	Responsible Parties	Time Frame or Community Priority for Implementation	
HP4	<i>Use Preservation to Further Economic Development and Sustainability.</i>	--	ongoing	
HP4.1	Rehabilitate key historic resources to serve as a catalyst for development in adjacent areas.	HPC, HSP	Medium priority	
HP4.2	Integrate historic properties into new development.	HPC, PED, WSCO	Ongoing	
HP4.3	Assist developers with identifying historic preservation opportunities for economic development.	HPC	Ongoing	
HP4.4	Invest in historic resources along transit corridors (Smith Avenue, Robert Street, George Street, Wabasha).	PED, WSCO, NeDA	Medium priority	
HP5	<i>Preserve Areas with Unique Architectural, Urban and Spatial Characteristics.</i>	--	--	
HP5.1	Determine the character-defining features of each neighborhood that should be preserved; incorporate these features into area plans and master plans for new development.	HPC	Ongoing	
HP5.2	Increase community awareness about the distinctive features and characteristics of the West Side's neighborhoods.	WSCO, HPC	Ongoing	
HP5.3	Explore the creation of neighborhood conservation districts.	HPC	Long term	
HP6	<i>Provide Opportunities for Education and Outreach.</i>	--	--	
HP6.1	Identify and mark significant historic resources.	MN Historical Society, HPC	Medium priority	
HP6.2	Partner with the City and with other organizations to educate property owners and developers on methods and incentives for historic preservation.	HSP, NeDA, HPC	Medium priority	

Neumann comments.txt

From: carolmneumann@aol.com
Sent: Monday, December 10, 2012 12:39 PM
To: Morrison, Christina (CI-StPaul); Tempel, Scott (CI-StPaul)
Subject: West Side of the Comprehensive Plan

Hello Christina and Scott -

I met with a staffperson from WSCO on November 30. I left my proposed language concerning senior west Side residents, and the need for housing with Mason. I just looked at their version on line on their web site, and nothing in the housing section has changed.

This is what I left with Mason at the WSCO office:

"Develop additional senior housing options so elders can stay in this community when they can no longer stay in their home."

Rationale: while home ownership options should be maximized, other senior housing alternatives are needed on the west Side - in addition to assisted living opportunities.

"Develop additional options for seniors so they continue to inhabit, maintain and improve their homes."

Rationale: The senior population continues to grow and viable methods allowing them to stay in and maintain their homes must be supported.

I understand the SP Comprehensive plan meeting is on the 14th of December. Should I attend it with copies of the above?

WSCO said they would add the language, but I don't know that they did, and am very concerned about senior housing not being included in the long range and St. Paul Comprehensive Plan. Have you received any material yet from WSCO, District #3 Council?

If you believe I should come to the meeting, I need the particulars. If I can check somewhere else to see if this has been included in the WS proposal, please let me know.

Thanks for all of your effort on this.
Carol M. Neumann

Butler, Sonja (CI-StPaul)

From: Matthew Pahs <matthew.pahs@gmail.com>
Sent: Tuesday, December 18, 2012 7:23 AM
To: Tempel, Scott (CI-StPaul)
Cc: Drummond, Donna (CI-StPaul)
Subject: Comments on the West Side Community Plan

Scott Tempel

My comments on the West Side Community Plan are submitted for your consideration:

The historic green stairs issue is very important to the neighborhood on top of the bluff, and should be clearly stated as the highest priority in the Transportation section under "T1. Invest in a multi-modal transportation network". Due the topography in our neighborhood, and the close proximity to downtown, I believe it is more important than the bicycle infrastructure objectives and the issue is far more important than what is stated in the T1.6 objective. The issue is more about connecting the neighborhoods on top of the bluff with the activities at the bottom of the bluff, rather than connecting to the river. The stores, restaurants, transit, and other activities on the flats are not as accessible today as they were with the green stairs. The green stairs were located at the southern extent of the downtown fare zone for Metro Transit service, providing a timely and cost-effective means of accessing public transit. Prior to the partial collapse and removal of the green stairs, residents were able to commute the short distance from downtown across the river and exit the bus to gain access to the green stairs and the neighborhoods on the bluff. This was a great benefit to the residents here. Today, because the stairs are not available, residents must pay the full transit fare, the same fare as riders heading out 20 miles to the suburbs. In addition to the multimodal transportation importance of the green stairs, there is also a historic and cultural reason for replacing the green stairs. They were part of our heritage and were a landmark that identified the neighborhood. They were unique and helped to keep our area interesting and fun. So important were the green stairs, that Mayor Coleman encouraged the City back in 2008 to quickly rebuild them. And today, they are still missing. The green stairs were part of the historic sidewalk and pedestrian system, and culturally significant. The City should complete this gap in our pedestrian network in a cost-effective way. Re-creation of the steps, keeping with the historic look of the stairs without modern amenities (e.g., elevators), should be the highest priority in the West Side Community Plan.

Thank you.

Matthew Pahs
Resident of the West Side



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www.districtenergy.com

December 11, 2012

Barbara Wencel, Chair
Saint Paul Planning Commission
25 West Forth Street, Suite 1400
Saint Paul, MN 55102

RE: West Side Community Plan

Dear Ms. Wencel,

We appreciate the time and attention the West Side community has given to crafting the West Side Community Plan. The commitments to livability, affordability, and vibrancy are values we share. District Energy St. Paul is widely recognized as a leader in community energy. We offer stable rates and reliable service delivered to a wide range of businesses, residents, health-care facilities, and other customers on our system – including Neighborhood House, La Clinica and US Bank. We are a local company invested in the success of our community and focused on integration of local and renewable fuel sources as our commitment to a better environment.

Energy efficiency, a sustainable community and thriving businesses are identified in the Community Plan. Local energy solutions such as ours increase the efficiency of both energy production and on-site energy consumption, and allow creative integration of renewable local energy sources. The use of local wood residues for our combined heat and power plant adds more than \$10 million annually into the local economy through collection, processing and transportation of this valuable biomass fuel.

We have long believed that the West Side is filled with opportunity for economic and community growth. This commitment led to the investment and extension of our distribution network into the West Side to provide commercial, residential and industrial building owners a choice in their energy supply. District Energy has successfully kept rates for heating services stable and below the rate of inflation for the past three decades. Our customers also save on capital costs and maintenance. These savings can be invested into a customer's building or the growth of their business.

We look forward to working with the City of Saint Paul and residents and business owners on the West Side as the work of implementing this plan begins. Again, I offer a sincere thank you regarding the significant effort involved in the development of such an important document.

Sincerely,

Nina Axelson
Director of Public Relations

cc: Scott Tempel, scott.tempel@ci.stpaul.mn.us

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December 14, 2012

Ms. Barbara Wencil, Chair
Saint Paul Planning Commission
1400 City Hall Annex
25 Fourth Street West
St. Paul, MN 55102

RE: West Side Community Plan

Dear Chair Wencil:

The Port Authority would like to commend the West Side Citizens Organization (WSCO) on the exhaustive process that brings the West Side Community Plan before the Planning Commission. WSCO did a great job of reaching out to a wide variety of stakeholders and community members and the Port Authority is happy to be a partner in implementing this plan.

Specific areas where the Port is involved in the West Side Plan and supports WSCO's efforts are as follows:

1. Land for industry and jobs.

The Initiative for a Competitive Inner City (ICIC) recently completed a study for the Port Authority that found that there is capacity and the need for industrial jobs in the City of Saint Paul. We are pleased that WSCO feels that these industrial jobs belong in their neighborhood and look forward to a partnership working with the community to create and expand job centers in the future.

2. Assessment and remediation of contaminated sites.

The Port Authority has a successful track record of securing funds from local, state and federal sources to assist in the remediation of brownfield sites throughout the city of Saint Paul for industrial jobs. As opportunity for business development or expansion occurs on brownfield sites on the West Side, the Port Authority will use some of its resources to facilitate job creation.

3. Recreational and residential compatibility surrounding land uses at Southport Terminal.

The Port Authority, as a steward of the river, is committed to balance recreational and industrial uses along the river. We are exploring a secondary access route at the Southport Terminal to alleviate some of the truck traffic and congestion that occurs on Concord Street. In addition, with the approval of our site plan for a new dock wall at the Southport Terminal, the Port Authority donated some land to the City of Saint Paul for park purposes which includes a trail easement along the railway that leads to South Saint Paul.

We support the West Side Plan and the Port Authority's role as a partner in some of its strategies. A full list of strategies from the plan where the Port Authority is listed as a partner is attached. We hope you will recommend approval of this Plan.

Sincerely,

Louis F. Jambois
President

Attach.

cc: Elena Gaarder, WSCO
Lorrie Louder, SPPA
Kelly Jameson, SPPA

Land Use 1 - Support land use that balances the housing, commercial, industrial, ecological, agricultural and green space needs of the community.

Land Use 1.1 - Conduct a study of the area bounded by Robert Street, Highway 52, Plato Blvd and the river to determine appropriate land use.

Land Use 1.3 - Develop a plan for the Barge Channel Road area to mitigate the industrial/residential incompatible land use issues and identify mechanisms to reconnect the neighborhood with the river.

Land Use 1.5 - Develop a primary access route to South Port Industrial Park at Eaton Street.

Land Use 2 - Eliminate contaminated sites to improve the environmental health of the community and promote redevelopment of vacant and underutilized parcels.

Land Use 2.1 - Conduct an assessment to determine the extent of soil toxicity in the area bounded by Wabasha, Water Street W, Plato Blvd and, County Hwy 40 and Robert St, Filmore Ave, and Hwy 52 to encourage job and economic growth

Land Use 2.2 - Secure resources to conduct remediation activities.

Environment 2 - Protect and improve existing natural areas and green spaces.

Environment 2.6 - Develop creative alternatives for river edge treatments.

Environment 3 - Increase access and connections to natural areas.

Environment 3.4 - Create trail access at Southport using railroad easements.

Community/Economic Development 1 - Reinvigorate the economy on the West Side through commercial/industrial startups and business expansion.

Economic Development 1.1 - Create opportunities for green industry to locate along Barge Channel Road, the West Side Flats and adjacent to Harriet Island.

Economic Development 1.7 - Target job growth centers in the Riverview Industrial Park

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 12-WSP Recommendation

DATE November 15, 2012

WHEREAS, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall "serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city..."; and

WHEREAS, the West Side Plan was developed by the West Side Community Organization (WSCO), Community Design Group, and over 300 residents; and

WHEREAS, the Plan was adopted by the WSCO on August 13, 2012 and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

WHEREAS, the Plan area includes multiple historic resources that have been identified and three Saint Paul Heritage Preservation Sites:

- 1 E. George Street, Riverview Branch Library
- 2 E. George Street, Rau Strong House
- 1 S. Wabasha Street, Minnesota Boat Club; and

WHEREAS, the Plan area also includes several historic resources listed on the National and/or State Registers; and

WHEREAS, the Plan addresses the need for an updated survey of the entire area given the last cultural resources survey was completed in 1983. Preservation practices and criteria for assessing significance of properties have also evolved. Since the 1983 survey work, approximately six properties identified as historic resources have been razed; and

WHEREAS, the strategies and objectives of the West Side Community Plan that address historic preservation include the following:

LU3. Promote development that maintains the traditional urban form and respects the unique topography of the West Side.

H2. Preserve and improve the existing housing stock.

HP1. Integrate Preservation Planning into the Broader Public Policy, Land Use Planning, and Decision-Making Processes.

HP1.1 Incorporate preservation considerations into development, land use and environmental reviews.

HP1.2 Prioritize the retention of historic resources over demolition when evaluating planning and development projects that require or request WSCO action, involvement, or funding.

HP1.3 Give equal consideration to projects with preservation factors when formulating Capital Improvement Budget requests.

HP1.4 Partner with the City (Heritage Preservation Commission) and with organizations like Historic Saint Paul and community development corporations to fund and promote preservation initiatives, including surveys to identify historic resources.

HP2. Identify, Evaluate, and Designate Historic Resources.

HP2.1 Implement a new survey to identify and evaluate all types of historic resources on the West Side, including buildings, structures, objects, bridges, stairs, archaeological sites, districts, and landscapes.

HP2.2 Develop and maintain a database compatible with the SHPO's and the City's GIS and other systems. Enter results from survey work and any other new, relevant information.

HP2.3 Utilize existing historic contexts and develop new ones to allow for the continual identification of a full spectrum of historic resources.

HP2.4 Identify and evaluate historic resources systematically and comprehensively.

HP2.5 Evaluate properties based on historic contexts, reconnaissance surveys, and applicable designation criteria to determine their potential significance as well as their potential eligibility for designation as a heritage preservation site by the City and for listing on the National Register of Historic Places.

HP2.6 Forward properties that appear to be potentially eligible for listing on the NHRP to the SHPO for an official determination of eligibility.

HP2.7 Forward significant historic resources to the City (HPC) for designation as heritage preservation sites or historic districts.

HP3. Preserve and Protect Historic Resources.

HP3.1 Use design review controls in conjunction with WSCO committees to protect designated historic resources, including archaeological sites, from destruction or alterations that would compromise their historic significance.

HP3.2 Protect undesignated historic resources that are eligible or potentially eligible for local or national designation.

HP4. Use Preservation to Further Economic Development and Sustainability.

HP4.1 Rehabilitate key historic resources to serve as a catalyst for development in adjacent areas.

HP4.2 Integrate historic properties into new development.

HP4.3 Inform developers of opportunities that are based on preservation.

HP4.4 Invest in historic resources along transit corridors (Smith Avenue, Robert Street, George Street, Wabasha).

HP5. Preserve Areas with Unique Architectural, Urban and Spatial Characteristics.

HP5.1 Determine the character-defining features of each neighborhood that should be preserved; incorporate these features into area plans and master plans for new development.

HP5.2 Increase community awareness about the distinctive features and characteristics of the West Side's neighborhoods.

HP5.3 Explore the creation of neighborhood conservation districts.

HP6. Provide Opportunities for Education and Outreach.

HP6.1 Identify and mark significant historic resources.

HP6.2 Partner with the City and with other organizations to educate property owners and developers on methods and incentives for historic preservation.; and

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the West Side Community Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert a map within the Historic Preservation chapter or as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable for the West Side.
3. Clarify strategy HP2.2 to read: *Conduct new cultural resource surveys in accordance with the State Historic Preservation Office and Heritage Preservation Commission standards, including the development and collection of data and dissemination in electronic formats.*
4. Insert a new strategy that states: *Continue to support the preservation and maintenance of designated sites and encourage compatible uses so they continue to remain community assets.*
5. Consider clarifying strategy HP4.3 to read: *Assist developers with identifying historic preservation opportunities for economic development.*
6. Add a sentence to HP2.1 that states that survey work should be carried out prior to implementing other strategies in the Plan. Also, completing survey work should become a higher priority in the Implementation Section on page 38; now

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission generally finds the objectives in the West Side Community Plan to be a strong pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the West Side Community Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY	Ferguson
SECONDED BY	Dana

IN FAVOR	9
AGAINST	0
ABSTAIN	